departmental charges, administrative charges etc. as per approved policy. The actual cost of construction is determined by taking average construction cost for all the flats of the colony constructed at a particular point of time. In addition, a surcharge of 20% over the disposal cost in also added for South Delhi flats.

(b) The DDA has reported that as per Brochure issued in 1991 for the 5th SFS Scheme, the tentative cost of SFS Category II flats at Peeragarhi was Rs. 4,64,500/- to Rs. 4,67,200/- and for Category III flats, it was Rs. 7,80,200/ - to Rs. 7,99,000/-, depending upon the plinth area of the flats.

The disposal cost as finalized in Janaury, 1998 and charged from the original allottees was Rs. 5.35 lakhs to Rs. 6.76 lakhs for category II and Rs. 8.95 lakhs to Rs. 9.14 lakhs for category III flats depending on the plinth area of the flat.

The cost charged for the subsequent allocatees/allottees of 1998-1999 and 2000-2001 varies from case to case depending on the year of entry in the Scheme and payments deposited from time to time because of change in land rate, updation of cost of construction and interest component.

(c) The main reason for charging higher cost during 2000 is updation of cost of construction and land rate prevailing at the time of allotment as per policy.

(d) Since the disposal cost of SFS flats at Peeragarhi has been arrived at as per policy guidelines of the Authority, no officer is at fault.

(e) No excess amount was charged from the allottees of SFS flats at Peeragarhi. Hence, the question of refund of excess amount to the allottees does not arise.

**Illegal occupation of Government quarters**

1653. SHRIMATI AMBIKASONI:
SHRI SURESH KALMANDI:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) the number of persons/families illegally occupying Government quarters in Delhi;

(b) the rate of penalties being charged from them category-wise; and

(c) the steps being taken for getting these quarters vacated?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) There are at present 536 such allottees.

(b) Damages at the following rates are being charged on them :

(i) For Type-A to Type D — @ Rs. 75/- per Sq. metre.
(ii) For Type E and above and Hostel— @ Rs. 110/- per Sq. metre.

(c) Action has been initiated for vacation of these accommodations under the provisions of Public Premises (Eviction of Unauthorised Occupants) Act, 1971.

**Floor Area Ratio (FAR) in Shivalik Colony**

1654. SHRI RAJU PARMAR:
SHRI BAHGATRAM MANHAR:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether Government are aware that Floor Area Ratio (FAR) allowed in Shivalik Colony Near Malviya Nagar, New Delhi is far less than allowed in other colonies of Delhi;

(b) if so, the details thereof;

(c) whether Government propose to revise the bye-laws for Shivalik Colony so that there is uniformity in FAR in all the colonies under DDA/MCD; and

(d) if not, the reasons therefor?

THE MINISTER OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI JAGMOHAN): (a) to (d) The layout plan of Shivalik Colony originally named as Rehabilitation Ministry Employees Cooperative House Building Society was approved prior to MPD-2001 with a density of 130 persons per acre. Two dwelling units (DUs) were permitted per plot. As per MPD-2001, residential plots ranging from 100 sqm to 250 sqm are allowed maximum ground coverage of 60% with FAR 160 and 3 DUs. As such, the FAR permissible for Shivalik Colony is 120.

The building bye laws have been further revised allowing 66.66% ground coverage with 200 FAR and 3 DUs in case of plot size ranging from 100 sqm to 250 sqm. However, this would be allowed for Shivalik Colony subject to augmentation of municipal services and amendment of the layout plan and service plans already sanctioned. As informed by the Delhi Development Authority, the position has been communicated to the Society